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QUIT CLAIM DEED

Doc#: 0907856031 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/19/2009 10:11 AM Pg: 1 of 4

GRANTORS, **Andrzej Bukrejewski**, residing in Glenview, Cook County, Illinois, and **Ryszard Wiszniewski**, residing in Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **Andrzej Bukrejewski**, residing in Glenview, Cook County, Illinois, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO,
INCORPORATED HEREIN BY REFERENCE AND
MADE A PART HEREOF.

PIN: 20-17-409-023-0000

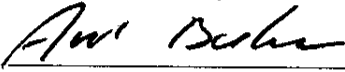
PROPERTY ADDRESS: 6012 S. Aberdeen Street, Chicago, Illinois 60621

SUBJECT TO: (1) General real estate taxes not due and payable at the time of transfer of this deed. (2) Covenants, conditions and restrictions of record. (3) Private, public and utility easements and building lines. (4) Governmental taxes or assessments for improvements not yet completed.


This property is not subject to the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said real estate forever.

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph (e), Section 4, of the Illinois Real Estate Transfer Tax Act.

DATED this 26th day of February, 2009



Andrzej Bukrejewski



Ryszard Wiszniewski

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Andrzej Bukrejewski** and **Ryszard Wiszniewski**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 26th day of February, 2009.





Notary Public

Prepared by: Loza Law Offices P.C., 2500 E. Devon Avenue, Suite 200, Des Plaines, Illinois 60018.

Return to:
Andrzej Bukrejewski
3111 Knollwood Lane
Glenview, IL 60025

Send Subsequent Tax Bills To:
Andrzej Bukrejewski
3111 Knollwood Lane
Glenview, IL 60025

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LEGAL DESCRIPTION

LOT 20 IN BLOCK 3 IN JAMES U. BORDEN'S FIRST ADDITION TO THE
SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6012 S. Aberdeen Street
Chicago, IL 60621

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to conduct business or acquire and hold title to real estate in Illinois, a partnership authorized to conduct business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to conduct business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 26, 2009

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me by said Grantor this February 26, 2009.



Notary Public: *[Handwritten Signature]*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to conduct business or acquire and hold title to real estate in Illinois, a partnership authorized to conduct business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to conduct business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 26, 2009.

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me by said Grantee this February 26, 2009.



Notary Public: *[Handwritten Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and a class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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QUIT CLAIM DEED DISCLOSURE

I, the undersigned, confirm that I have been advised by my attorneys, Loza Law Offices P.C. of the following matters with respect to my execution of a quit claim deed:

- 1) By transferring title to real property via a quit claim deed, whether adding any person to or removing any person from the title or ownership of the property, I may be breaching an agreement with my lender(s), if any, as reflected in the terms of the mortgage or other loan documents. The mortgage recorded against this property may prohibit me from transferring or changing the interest in the real estate without lender's written consent and any transfer of or change in interest without the lender's written consent may result in acceleration, i.e. lender's demand for an immediate full payment of the entire outstanding balance of the loan. My failure to immediately repay the entire outstanding balance of the loan may result in commencement of a foreclosure action by the lender against the property. The mortgage may also provide for an increase in the interest rate of the loan triggered by my breach of the terms of my loan, also known as the default rate.
- 2) Transferring title via a quit claim deed without involvement of and extension of title insurance coverage by the title company insuring title to the property may result in nullification or limitation of the title insurance coverage issued by the title company.
- 3) Transferring title via a quit claim deed may result in gift tax liability and other negative tax consequences. I should obtain an advice of a qualified certified public accountant or tax practitioner regarding any potential tax consequences prior to transferring title to the property.

After being fully advised of the above, I elect to proceed with the transfer of the interest in the subject real property (1) without informing my lender, if any, about the transfer and without obtaining my lender's prior written consent for this transfer of interest; (2) without involving the title company and procuring an extension of title insurance coverage from the title company; and (3) without seeking an advanced advice from a qualified certified public accountant or tax practitioner regarding potential tax consequences of the transfer of interest in real property.

I understand the risks involved and I have been fully advised of the same by my attorneys. I hereby hold my attorneys harmless and agree to indemnify my attorneys from any and all potential liability arising out of drafting, execution and/or recording of a deed on my behalf without my lenders knowledge and consent, without title company's knowledge and extension of the title insurance coverage and without obtaining a professional advice regarding and regardless of any potential tax consequences.

IN THE EVENT THAT THIS DEED IS RECORDED IT IS DONE AGAINST THE ADVICE OF MY ATTORNEYS, AND WE ACCEPT ALL CONSEQUENCES ARISING FROM SAID RECORDING. ADDITIONALLY, WE ACKNOWLEDGE RECEIPT OF THE ORIGINAL DOCUMENTS.

Potwierdzam ze rozumie, co było napisane po angielsku o konsekwencji przepisania tytułu do nieruchomości bez wiedzy i pisemnego zezwolenia pożyczkodawcy, bez przepisania lub rozszerzenia ubezpieczenia tytułu i bez uzyskania profesjonalnej porady odnośnie potencjalnych konsekwencji podatkowych.

Date: 02-26-2009

Alex Boboj
Leonard Wimanaku